

Robin Hood Cottage Kelling Hall, Kelling, Norfolk NR25 7EW



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Independent Estate Agents

Pointens

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The Property

Robin Hood Cottage is situated in the stable yard at the centre of The Estate, a mile from the sea this idyllic flint and brick two bedroom cottage was renamed after Richard Green of Robin Hood fame, who lived here in retirement. The accommodation briefly comprises of an entrance hall, a sitting room with an open fireplace, a well fitted out kitchen, a dining room (also with a fireplace) and a utility room. On the first floor there are two good size bedrooms and an extremely well fitted out bathroom. Other benefits include oil fired central heating and fitted quality carpets and curtains. Outside there is a delightful south facing walled garden and off street parking for two cars.

Location

Kelling lies within a designated area of Outstanding Natural Beauty and is a small attractive residential village. Interestingly it has a reputation for past smuggling. The village contains a popular and thriving village school, a reading room which is now a bookshop, gallery and tea rooms and a pebble beach. One mile to the east of the village is the village of Weybourne which has a greater range of amenities and a few miles away to the west is the village of Cley-next-the-sea with its world renowned National Trust marshes and excellent bird-watching facilities. Slightly further on are the villages of Blakeney and Moreston where wonderful sailing facilities will be found. Two miles inland is the exceptionally picturesque Georgian town of Holt offering an extensive range of shops and businesses where a friendly and personal service still remains. The town is also home to Gresham's Public School. The county city of Norwich is 20 miles away with fast rail links to London, Liverpool Street. Norwich airport has direct flights to most international destinations via Schipol.

Directions

Leave Holt town centre via the Cromer Road. Upon passing Gresham's Preparatory School on your right hand side take the first turning left into the Kelling Road. Follow this road for around one mile before turning left where signposted Kelling. After around half a mile you will see the entrance to the Kelling Estate signposted on your right hand side. Proceed down the driveway and bear right past the Kelling Estate offices. Robin Hood Cottage will then be found further along on the left opposite the Art Gallery which is housed in one of the adjacent brick and flint farm buildings.

Accommodation

The accommodation briefly comprises of: -

Entrance door leading to -

Entrance Hall

Pammet floor, radiator, staircase to first floor, coat pegs.

Sitting Room (12' x 11'10')

Open fireplace with pine surround, radiator, inset ceiling spotlights.

Dining Room (13'7 x 11')

Open fireplace with pine surround, fitted cupboard, shelved under-stair cupboard, radiator, double doors leading to the garden, picture rail, wide archway to -

Kitchen (10'2 x 4'9)

Range of base units, working surfaces over, inset one and half bowl sink unit, fitted electric oven, hob, dishwasher, tiled splashbacks, wall unit, inset ceiling spotlights.

Utility Room (10' x 6'9)

Fitted shelving, washing machine, tumble dryer, coat pegs, cupboard housing hot water tank, stable door to the front aspect.

First Floor

Landing, leading to -

Bedroom One (12' x 12')

Attractive period fireplace, fitted wardrobe.

Bedroom Two (11' x 9')

Period fireplace, radiator.

Bathroom

Panelled bath, low level wc, pedestal washbasin, fitted shower cubicle with glass door and fitted shower, shaver point, heated towel rail.

Curtilage

Outside is a delightful walled garden with various inset shrubs and a lawn. In front of the property is a shingle parking area for two vehicles.

General Information

Rent: £650 per calendar month payable in advance.

Type of let: Unfurnished.

Damage Deposit: £1100 refunded at the end of the tenancy if no claim is justified.

Services: The tenants will be responsible for all services and council tax.

References required: Bank, personal, employment and present or previous landlord. We also carry out a credit check.

Restrictions: Children and pets are welcome.

Availability: This property is available immediately.

Term of tenancy: Initially 12 months.

Tax Band: C (2008/09 - £1268.23)

Local Authority: North Norfolk District Council, tel: 01263 513811.

Viewing: Strictly via the sole agents, Pointens Estate Agents, telephone 01263 711880.

Reference: H30050L

Important Notice

These particulars have been prepared in accordance with the Property Misdescription Act 1991. They are intended to give a fair and substantially correct general description of the property for the guidance of intending tenants only. These particulars do not constitute part of an offer or contract.